

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R95260

Property Information

property address: 700 S TEXAS AVE

legal description: MCDONALD'S BRYAN, BLOCK 1, LOT 1

owner name/address: MCDONALD'S CORP (421464)

AMF O'HARE AIRPORT

PO BOX 66351

CHICAGO, IL 60666-0351

full business name: MCDONALD'S

land use category: RETAIL COMM.

type of business: RESTAURANT

current zoning: SC-B

occupancy status: OCCUPIED

lot area (square feet): 56 149

frontage along Texas Avenue (feet): 234

lot depth (feet): 248

sq. footage of building: 4712

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 21 # of stories: 1

type of buildings (specify): MASONRY

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1995

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1

type/material of sign: ELECTRIC

overall condition (specify): GOOD

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 67

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 14 x 7

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: GOOD

end islands or bay dividers: ☒ yes ☐ no

landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) MERCH/MAT
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no N/A

Other Comments:

